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## 72a St Giles Street, Northampton, NN1 1JW

### TO LET

**Size:** 1,938.00 sqft (180.05 sqm) | **Rent:** POA Per Annum | **Video:**

- Town Centre Location
- Secure Rear Yard/Parking
- Men's and Women's W/C's
- Self-Contained Property
- Suitable For Alternative Uses STP
- Available Immediately

#### LOCATION:

The property is located on St Giles Street in Northampton which is one of the main business and retail areas within the town. The area comprises a mix of uses including office and retail spaces and is close to the banking and retail facilities of the Grosvenor Centre, Abington Street and Market Square. Furthermore, the property is in close proximity to Northampton Borough Council's offices and Northampton General Hospital as well as Northampton's train station which provides direct lines to London Euston and Birmingham, both with travel times of approx. 1 hour.

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## 72a St Giles Street, Northampton, NN1 1JW

### DESCRIPTION:

This property is a single storey office/retail space in central Northampton with a secure car park/yard. Internally the unit comprises a mixture of open plan and cellular space benefitting from carpeting, lighting and heating. There is a separate meeting/storage room, kitchen/breakout room and separate men's and women's W/C's. The property is situated in an excellent location on St Giles Street being within close proximity to the shops and restaurants of Northampton's town centre.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	1,938.00	180.05
<b>TOTAL</b>	<b>1,938.00 sqft</b>	<b>180.05 sqm</b>

### TENURE:

Leasehold

**RENT:** POA Per Annum

**SERVICE CHARGE:** A service charge will be levied for the upkeep and maintenance of the property

**VAT:** VAT will be charged at the prevailing rate

**RATEABLE VALUE:** The property has a Rateable Value of £21,250 within the Rating List 2017.

**EPC:** Available upon request.

**LEGAL COSTS:** Each party will be responsible for their own legal costs incurred in the transaction.

### CONTACT:



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